



Waterloo Commercial Land

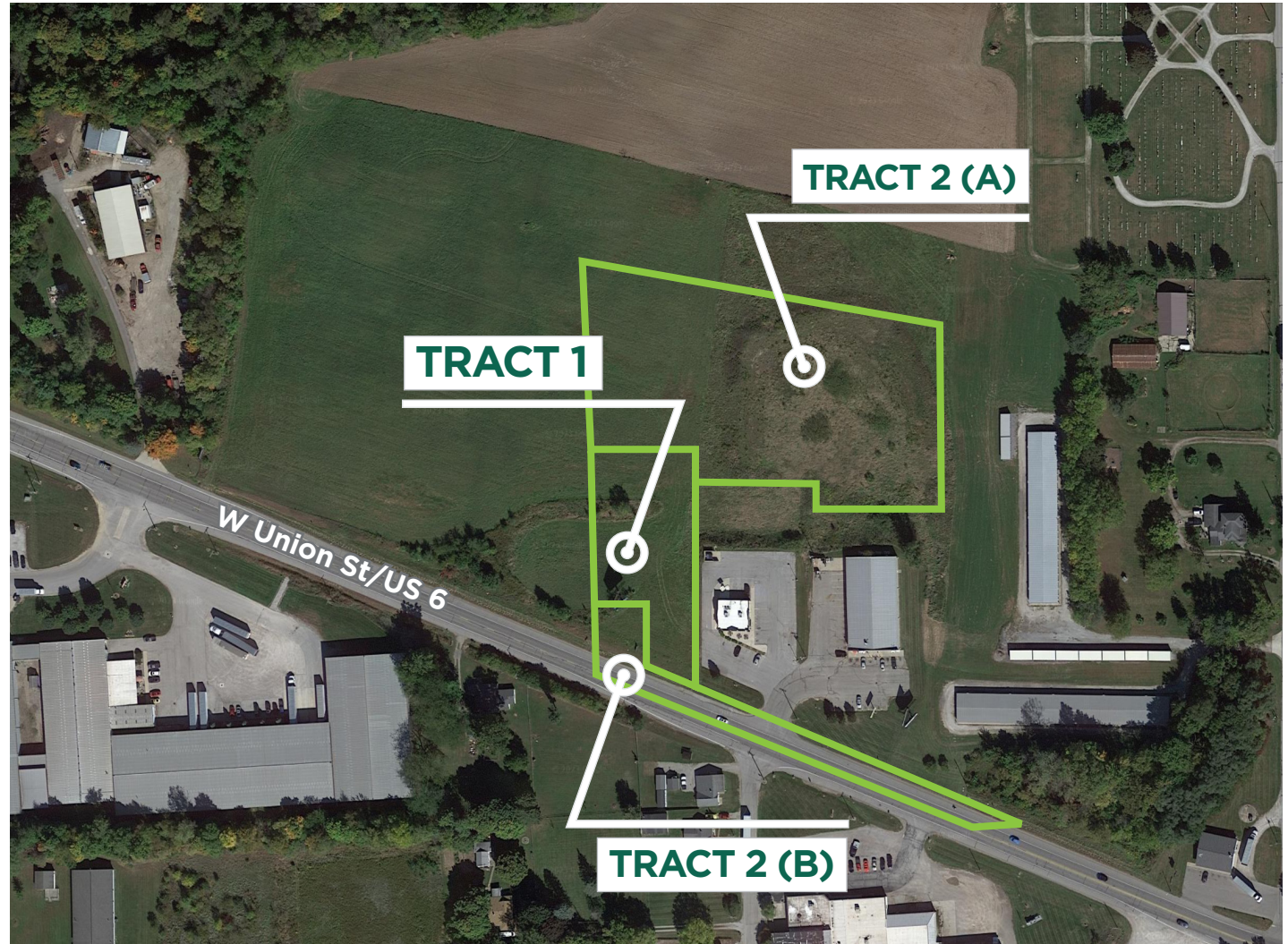
West Union Street & US 6
Waterloo, IN 46793

Waterloo Land For Sale

The land site in Waterloo consists of 3.25 usable acres, which is split into two parcels and three tracts of land. The site also includes an income-producing billboard which can bring \$1,500 a year. This would be a perfect place for retail development as the property is zoned GB - General Business.

Property Highlights

- 3.25 (usable) AC
 - › Two parcels
 - › Three land tracts
- Zoned GB - General Business
- **For sale: \$89,900**



JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

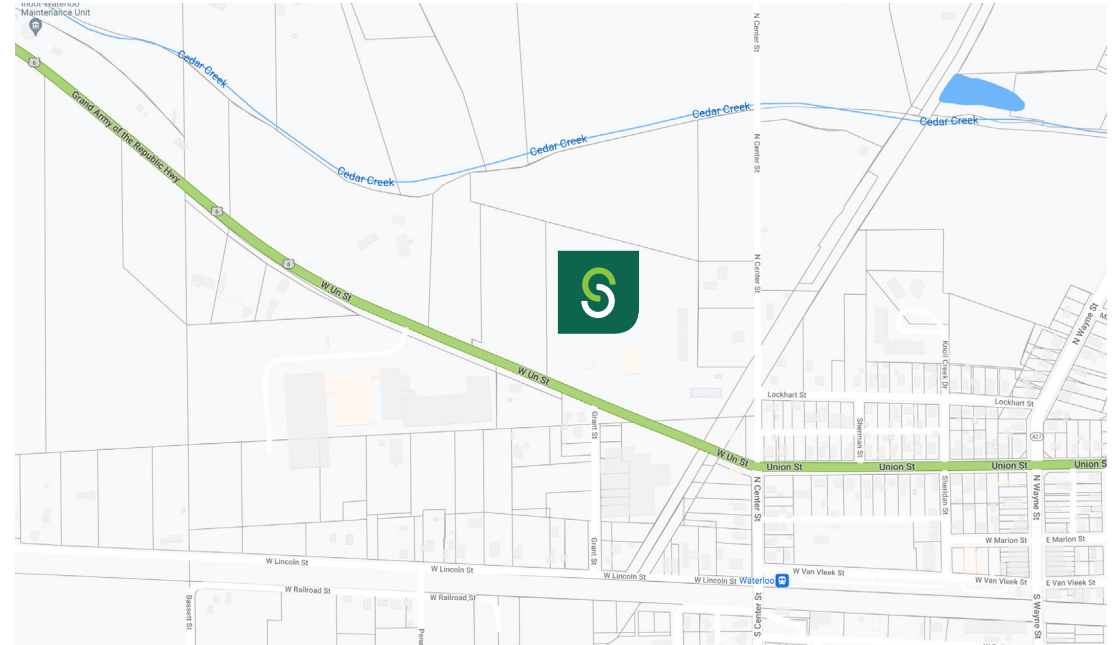
ROBERT DOYLE

Broker
260 424 8448
robert.doyle@sturgespg.com



Waterloo Commercial Land

West Union Street & US 6
 Waterloo, Indiana 46763



Excellent Location

Waterloo Commercial Land is located in Northeast Indiana with quick access to Interstate 69, US 6, and IN 427. It is Northeast Indiana's only Amtrak passenger train stop. Neighboring companies include Dollar General and Subway. Just down West Union Street (US 6), you'll find Charleston Metal Products, Covington Box & Packaging, The Lighthouse Inn & Suites, Casey's, and many other business, local and national.

Waterloo offers the advantages of a small town but is close to many major shopping centers, recreational activities, and many other conveniences of modern life.

JOHN CAFFRAY
 Vice President of Brokerage
 260 424 8448
 john.caffray@sturgespg.com

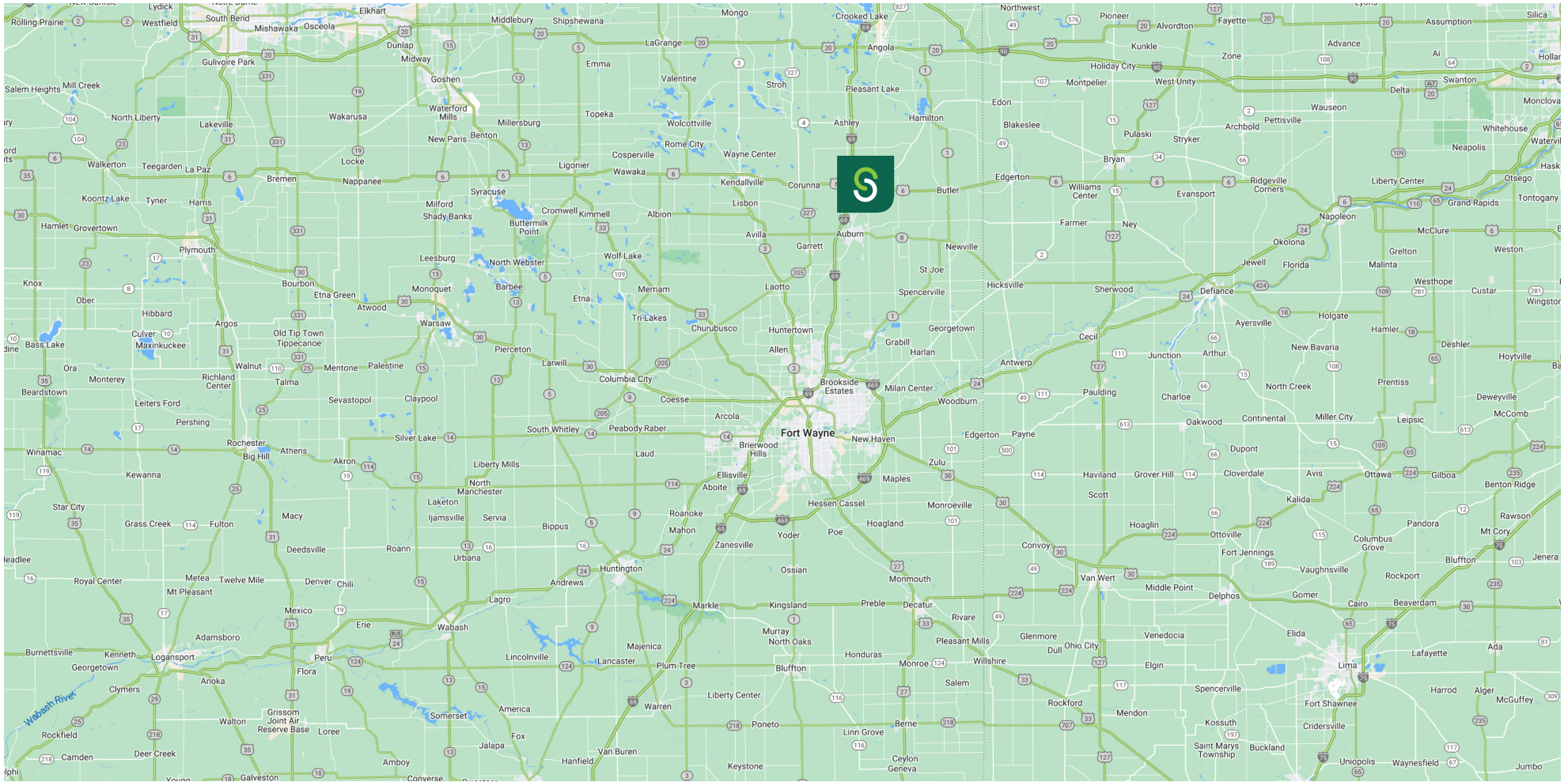
ANDREW ECKERT
 Broker
 260 424 8448
 andrew.eckert@sturgespg.com

ROBERT DOYLE
 Broker
 260 424 8448
 robert.doyle@sturgespg.com



Waterloo Commercial Land

West Union Street & US 6
 Waterloo, Indiana 46763



© 2023 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

JOHN CAFFRAY
 Vice President of Brokerage
 260 424 8448
john.caffray@sturgespg.com

ANDREW ECKERT
 Broker
 260 424 8448
andrew.eckert@sturgespg.com

ROBERT DOYLE
 Broker
 260 424 8448
robert.doyle@sturgespg.com

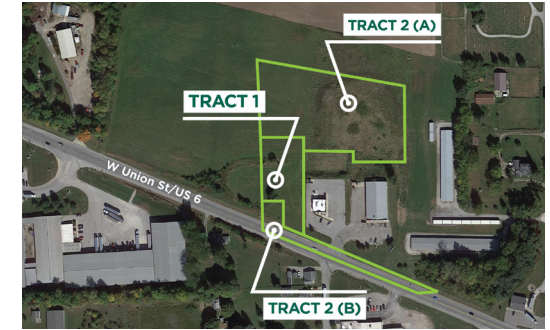


Waterloo Commercial Land

West Union Street & US 6
Waterloo, Indiana 46763

LAND FOR SALE

Property Name	Waterloo Commercial Land
Address	W Union Street & US 6
City, State, Zip	Waterloo, Indiana 46763
County	DeKalb
Township	Grant
Parcel No.	31-06-04-276-011 31-06-04-276-001



SALE INFORMATION

Price	\$89,900.00
Terms	Cash at closing

SITE DATA

Site Acreage	3.25 AC (Usable) 5.81 (Total)
Zoning & Description	GB - General Business
Nearest Interstate	I-69
Traffic Count	8,000 VPD

UTILITIES

Natural Gas Provider	NIPSCO
Water & Sewer Provider	Town of Waterloo

AVAILABLE LOTS

Lot Number	Size	Total
- 1	3.25 AC	\$89,900.00

ADDITIONAL INFORMATION

- Sale includes income-producing billboard (\$1,500/Yr)
- Utilities to site
- 3.25 AC of usable land

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

ROBERT DOYLE

Broker
260 424 8448
robert.doyle@sturgespg.com



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448

SturgesProperty.com

STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



Sturges Property Group

260 424 8448

SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



Nexus Technology Partners

260 425 2096

nexusfw.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT Support services to digital directory boards, building card access systems, drone photography, and video security.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers, from maintenance personnel to employees licensed in skilled trades.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.